

June 23, 2025

**SENT VIA EMAIL**

Brian Heagy  
[REDACTED]

Saskatoon  
Saskatchewan  
[REDACTED]

Re: Development Permit Denial  
Proposed Use: Commercial Parking Lot  
Civic Address: 220 Ontario AVE, Saskatoon, SK  
Zoning District: MX2 – Downtown Warehouse District

The Development Review section with the Planning and Development Division has reviewed the submitted Development Permit Application for a [Update Primary Work Scope] at 220 Ontario AVE, Saskatoon, SK in the Downtown.

We are unable to approved your application due to the following deficiency with the City of Saskatoon's Zoning Bylaw 8770:

Requirement: 7.7.10 (2) Within the MX2 district, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

Proposed: No screening fence or landscaping has been proposed as part of this application for a commercial parking lot.

Deficiency: The applicant must show the commercial parking lot will be screened from view of the adjacent streets pursuant to section 7.7.10(2) of the City of Saskatoon Zoning Bylaw 9990. Fencing or planting must be provided to a height of 1 metre along both the Ontario Ave and 24<sup>th</sup> Street E property lines. The applicant/property owner must show the required screening on a site plan submitted with their application to the City.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

You may appeal this decision to the Development Appeal Board. To proceed with a appeal request, please fill out the online Development Appeal application form available through the following link: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Note there is a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

If you have any questions about this information, please let me know.

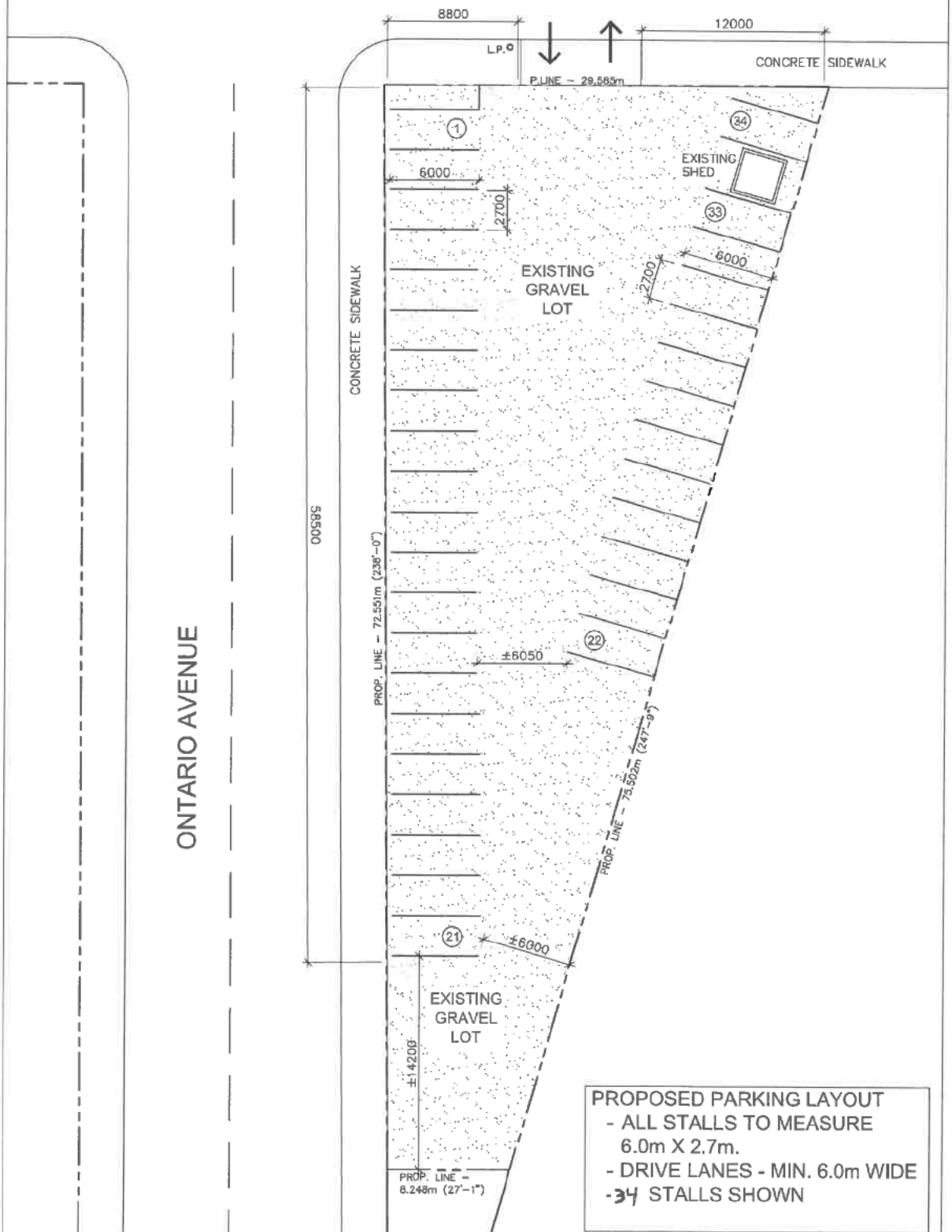
Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Ingram', with a stylized, flowing script.

Kevin Ingram, Bylaw Inspector

cc: Brent McAdam, Planning and Development  
Development Appeal Board Secretary, City Clerks

# 24TH STREET EAST



**PROPOSED PARKING LAYOUT**  
 - ALL STALLS TO MEASURE  
 6.0m X 2.7m.  
 - DRIVE LANES - MIN. 6.0m WIDE  
 - 34 STALLS SHOWN

PROPOSED PARKING STALL LAYOUT FOR BUCKWOLD WESTERN LTD.  
 ONTARIO AVENUE & 24TH STREET  
 SASKATOON, SASKATCHEWAN

LEDCOR CONSTRUCTION LTD.

DATE: JUNE 17, 2025

SCALE: 1:250

DRAWN: J.J.

DESIGN:

SP-1